



PLACER COUNTY PLANNING DEPARTMENT

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April 24, 2006

Placer Vineyards Specific Plan
Special Planning Area property owner(s)

Subject: Placer Vineyards Specific Plan and the Special Planning Area (SPA)

Dear SPA property owner(s):

Recently, the County sent you a Notice of Availability for the Revised Draft Environmental Impact Report (DEIR) for the Placer Vineyards Specific Plan project. Copies of the draft Placer Vineyards Specific Plan and the Revised DEIR are available online at <http://www.placer.ca.gov/planning/draft-eirs.htm> for your review and comment. The public comment period for the Revised DEIR ends at 5:00 p.m. on May 19, 2006. A public hearing to receive comments on the Revised DEIR will be held on Thursday, May 11, 2006 at 10:45 a.m. before the Planning Commission.

This letter is intended to provide additional information and answer potential questions for property owners within the Placer Vineyards Specific Plan Special Planning Area (SPA)(map attached). The information below is presented in a question/answer format to help clarify how the proposed project may affect properties within the SPA.

What is the Placer Vineyards Specific Plan?

The Placer County General Plan was updated on August 16, 1994, and guides growth in the County through 2015. The General Plan identifies that future growth in western Placer County will occur in a 5,230-acre "West Placer Specific Plan Area" located generally west of Watt Avenue and south of Baseline Road. Specifically, a maximum of 14,132 residential dwelling units were identified for this area. In the late 1990's, a development group comprised of 24 property owners within the "West Placer Specific Plan Area" made application to the County to initiate the specific plan process.

The 24 property owners are proposing the Placer Vineyards Specific Plan (PVSP) to implement a development scenario for the "West Placer Specific Plan Area" as identified by the General Plan. The PVSP combines elements of the General Plan and Zoning Ordinance

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ATTACHMENT C

into a single document that is tailored for the PVSP area. The overall intent of the PVSP is to guide and control the orderly and systematic development of the area in order to create a mixed-use community which includes residential, retail, commercial, and business/professional uses, as well as public facilities such as parks, schools, and open space.

What is the Placer Vineyards Specific Plan Special Planning Area?

The Special Planning Area (SPA) is a proposed land use designation within the PVSP. This designation has been applied to approximately 979 acres at the western portion of the PVSP area and includes the existing Riego area. This area, while included in the PVSP, is not currently planned for urbanization under the proposed PVSP.

What does the Placer Vineyards Specific Plan say about development in the SPA?

Under the proposed PVSP, development rights for properties within the SPA will not change from today's requirements. Property owners within the SPA will be permitted to develop their property at densities permitted by current zoning, which will remain unchanged under the proposed PVSP. As proposed, the PVSP envisions that properties within the SPA will continue to be used for large-lot rural residential development, consistent with current zoning.

Can SPA property be developed at densities beyond what is allowed today?

As discussed above, the County's General Plan specifically assigned a maximum of 14,132 residential dwelling units to the "West Placer Specific Plan area" (including the SPA). The PVSP proposes to utilize 13,721 of those units within the proposed mixed-use community. The remaining units would be available for properties in the SPA. Under the proposed PVSP, these remaining units have not been assigned to specific parcels within the SPA. It is anticipated that, except for units that can be built under the large lot requirements allowed under current zoning, these units would be separately planned in a future specific plan effort or amendment to the PVSP (if approved). It should be noted, too, that further environmental review would be required for any development proposed in the SPA that will require discretionary action by the County. The PVSP recognizes that future planning efforts in the SPA would be limited to 411 dwelling units, minus the existing dwelling units in the SPA. To date, 150 dwelling units are estimated to exist in the SPA; an estimated 63 units can be developed based on existing undeveloped parcels and future land divisions under the current zoning requirements. These 63 units can be built without any new specific plan or similar planning undertaking subject to environmental review requirements. Therefore, under the current General Plan, 198 new units would remain for future SPA planning. It is these 198 units that would require some sort of discretionary approval by the County and accompanying environmental review.

How does development in the PVSP affect property within the SPA?

Under the proposed PVSP, an open space buffer has been provided between the PVSP and any common boundary with the SPA. This open space buffer varies in width, but a minimum 50-foot separation between PVSP-proposed uses and the SPA is required.

Under the proposed PVSP, the public infrastructure systems (i.e., water, sewer, drainage) have been sized to accommodate the existing residences in the SPA and the future planned development (261 units) allocated to the SPA. Once the PVSP area is developed, property owners in the SPA may extend and hook up to public infrastructure systems. Property owners proposing to connect to public infrastructure should talk with the County first, however, as connection to public infrastructure will require payment of any associated costs related to extending that infrastructure to the property, including connection fees and any other applicable fees.

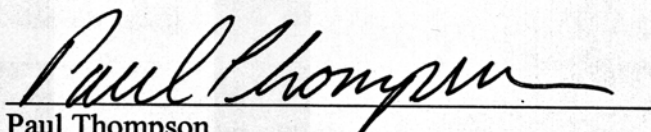
What improvements will be made to the roadway network within the SPA?

Under the proposed PVSP, improvements for several roadways are planned. Improvements for roadways within the SPA can be summarized as follows:

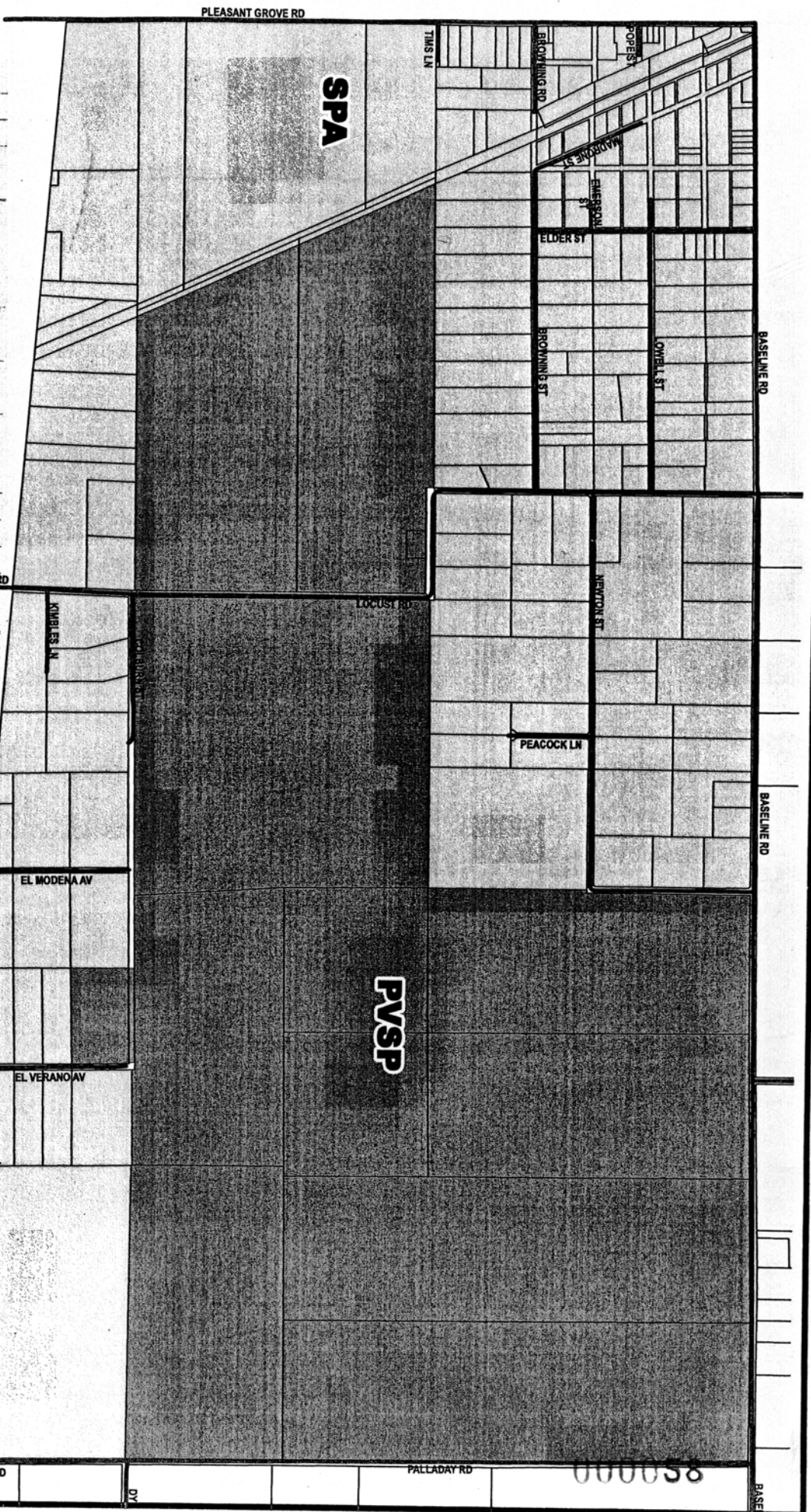
- Baseline Road will increase to a 4-lane roadway with a left (center) turn lane with the ultimate roadway planned to accommodate 6 traffic lanes.
- West Town Center Drive is a new 2-lane roadway proposed to be located at the interface of the proposed PVSP project (north side) and SPA.
- Locust and Palladay Roads will be widened to County standards.
- Baseline Road will have traffic signals installed at the Pleasant Grove and Locust Road intersections.

If you have any questions, please feel free to contact the undersigned, at (530) 886-3044 or e-mail at pkthomps@placer.ca.gov.

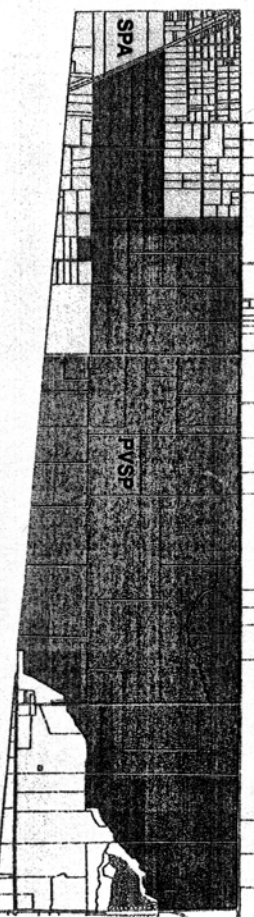
Sincerely,



Paul Thompson
Principal Planner



Placer Vineyards Specific Plan



DOCUMENT CREATION:
Placer County
Community Development Resource Agency
ITGIS Division
(530) 886-3000

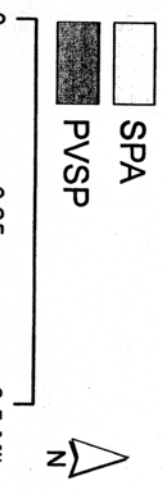
DATE PRINTED:
April 21, 2006

SOURCE DATA:
Placer County, February 2006

DATA DISCLAIMER:
The features on this map were prepared for geographic purposes only and are not intended to illustrate legal boundaries or supercede local ordinances. Official information concerning the features depicted on this map should be obtained from recorded documents and local governing agencies.

DOCUMENT LOCATION:
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SPA_Map_060406.mxd

Placer Vineyards Specific Planning Area (SPA) Special Planning Area (PVSP)



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